

121.D

Map

0001

Block

0021.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 404,300 /

USE VALUE: 404,300 /

ASSESSed: 404,300 /

Total Card /

Total Parcel

404,300

404,300

404,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
100		PLEASANT ST, ARLINGTON

Unit #: 21

Owner 1: HANRAHAN LAURA JEAN

Owner 2:

Owner 3:

Street 1: 100 PLEASANT ST UNIT 21

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	404,300			404,300
Total Card	0.000	404,300			404,300
Total Parcel	0.000	404,300			404,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 487.11		/Parcel: 487.11	

Legal Description

User Acct 136187

GIS Ref

GIS Ref

Total Land:

Land Unit Type:

Entered Lot Size

OWNERSHIP

PREVIOUS OWNER

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

PREVIOUS ASSESSMENT

SALES INFORMATION

BUILDING PERMITS

Parcel ID 121.D-0001-0021.0

TAX DISTRICT

ACTIVITY INFORMATION

PRINT

LAST REV

PAT ACCT.

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	99	- Condo Conv	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	GREY		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

BK: 21060 PG: 59 643-1625, Building Number 1.

## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1880	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl: 1	Rating:	Good
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	20.000000000
Name:	13 - 6026

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	4			BR:	2		Baths:	1		HB

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
Total:		18.6%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	411.709
Other Features:	68750
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	496667
Depreciation:	92380
Depreciated Total:	404287

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	498.17	
Special Features:	0	Val/Su Net:	487.11	
Final Total:	404300	Val/Su SzAd	487.11	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
------	-------------	---	-----	-----	----------	------	-----	------	------------	-----	-----	-----	------	-------	------------	------	-------	--------------

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	830	411.710	341,710
Net Sketched Area:		830	Total:	341,710
Size Ad	830 Gross Area	830	FinArea	830

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
18						
18						
30						

## IMAGE

**AssessPro** Patriot Properties, Inc

